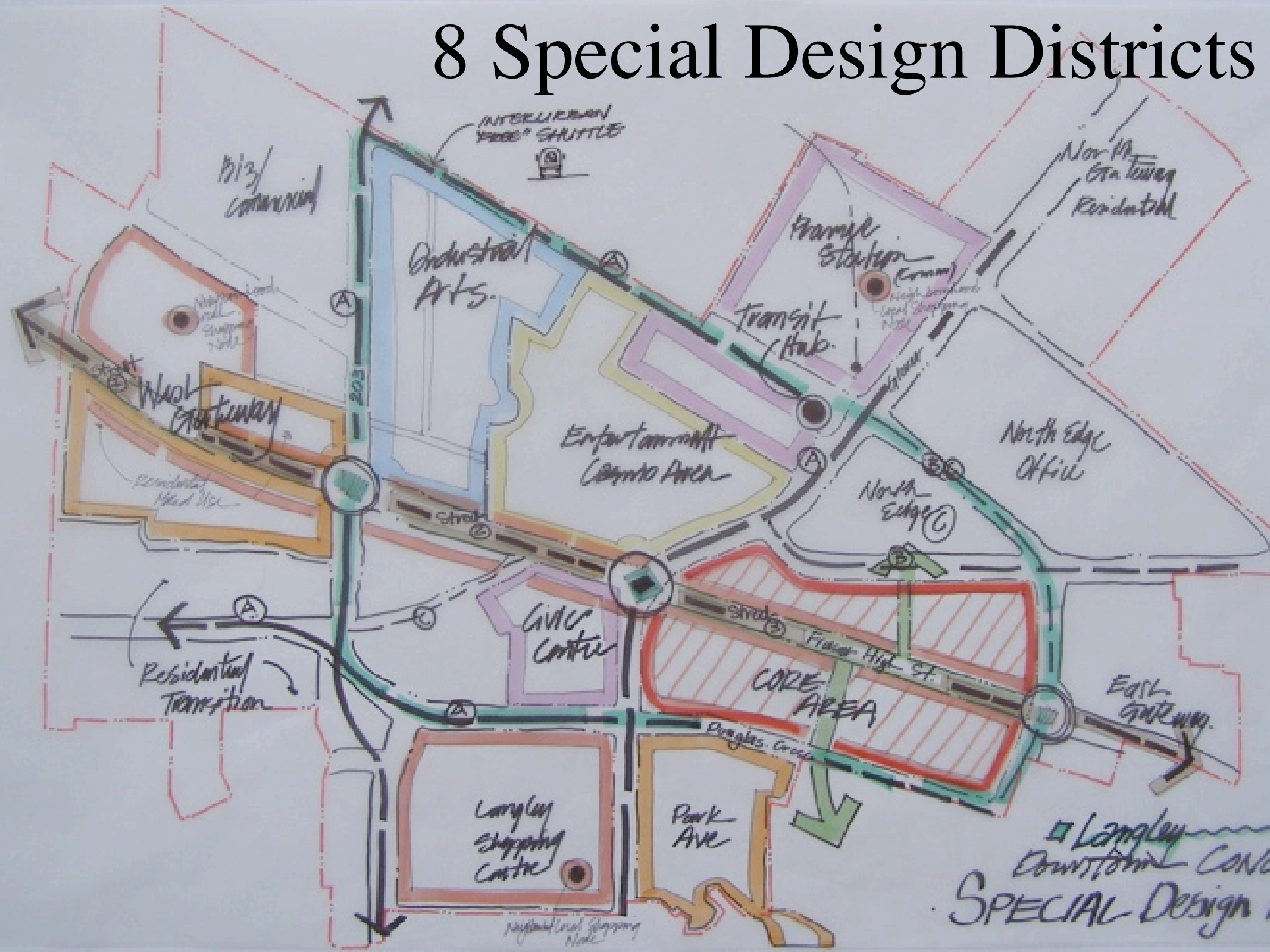


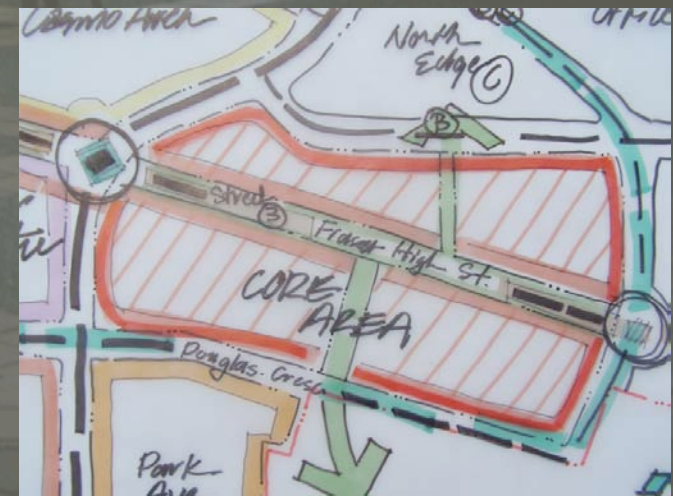
8 Special Design Districts



Masterplan

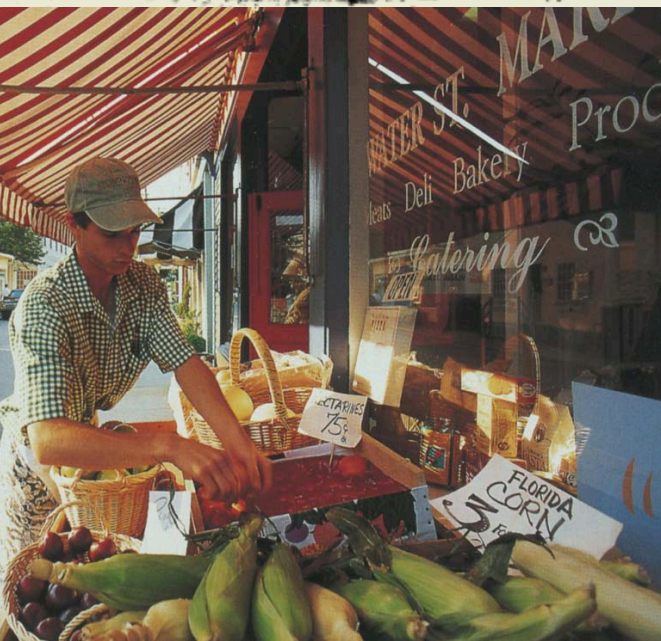


The Core



The Core

- *maintain scale & character*
- *Enhancing “McBurney Lane” - structured parking, weekly market*
- *infill with some “loft” type studios in behind*
- *Market specialty shops and “art”, maintain a diversity of multi cultural restaurants*
- *designate “staff” parking areas off the main street*
- *introduce McBurney weekly outdoor market*
- *retain successful street events such as “Arts Alive” and “Jazz and other summer festivals”*



The Core - Douglas Cres.

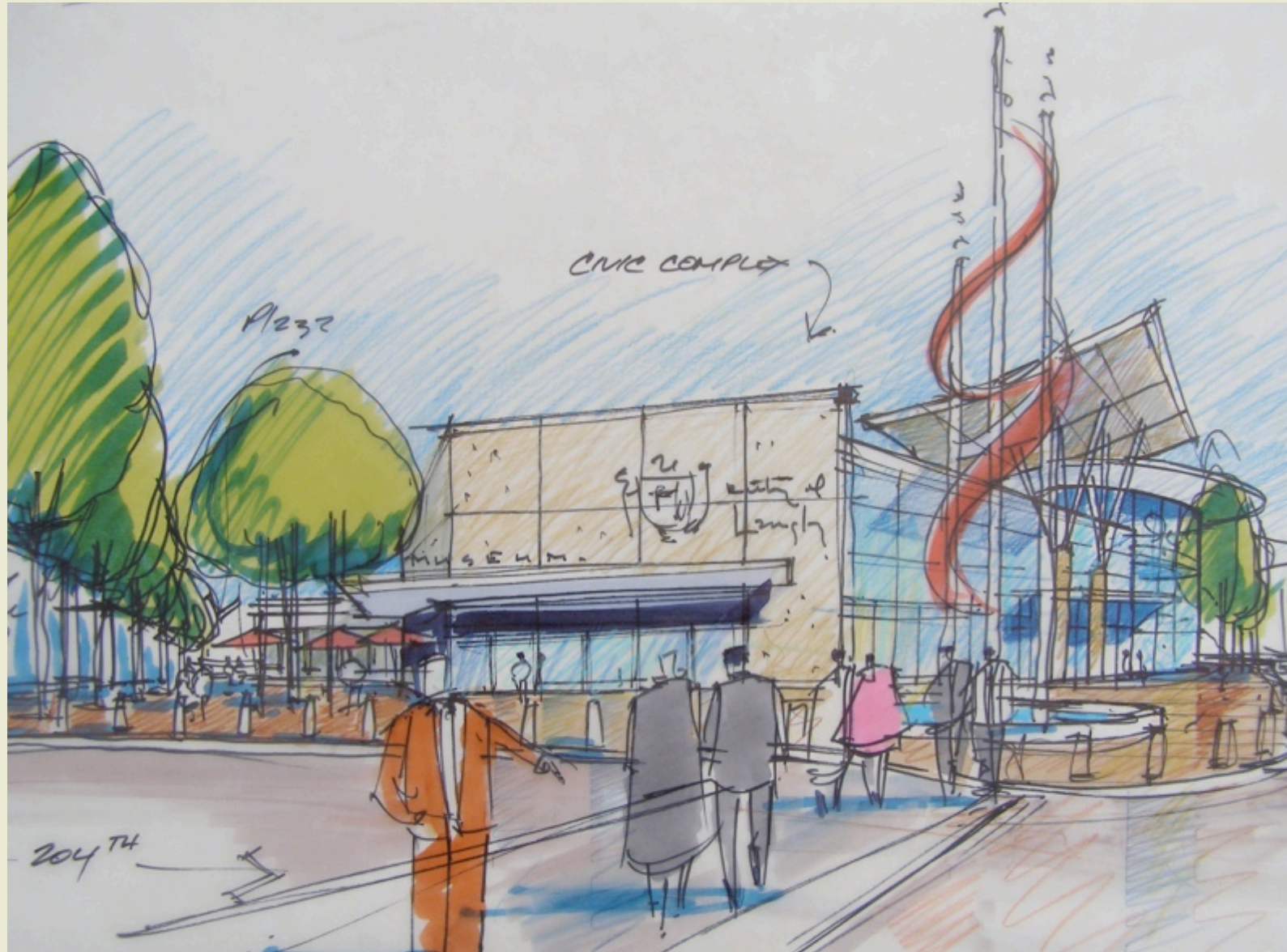
- *Mixed Use Infill*



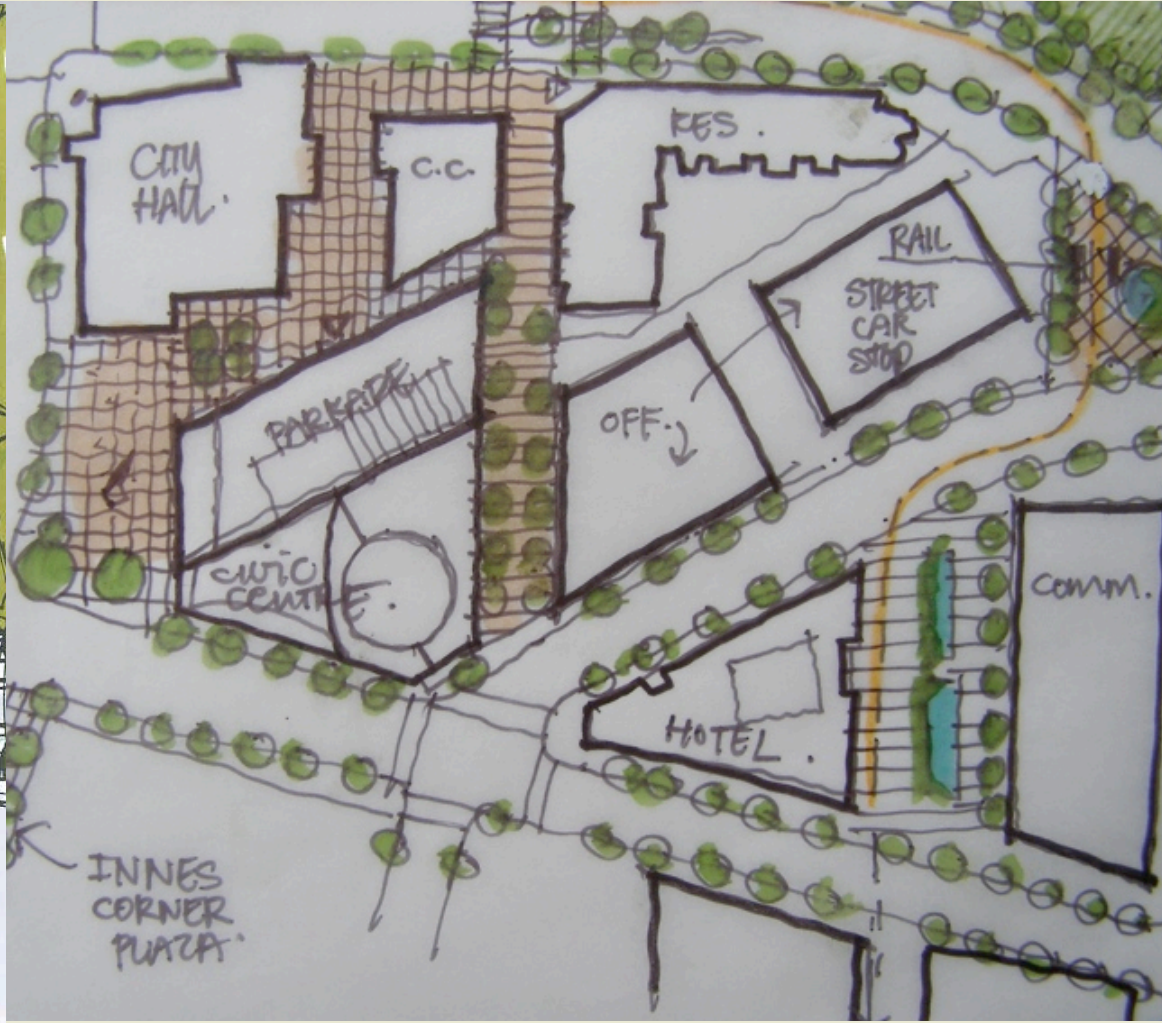
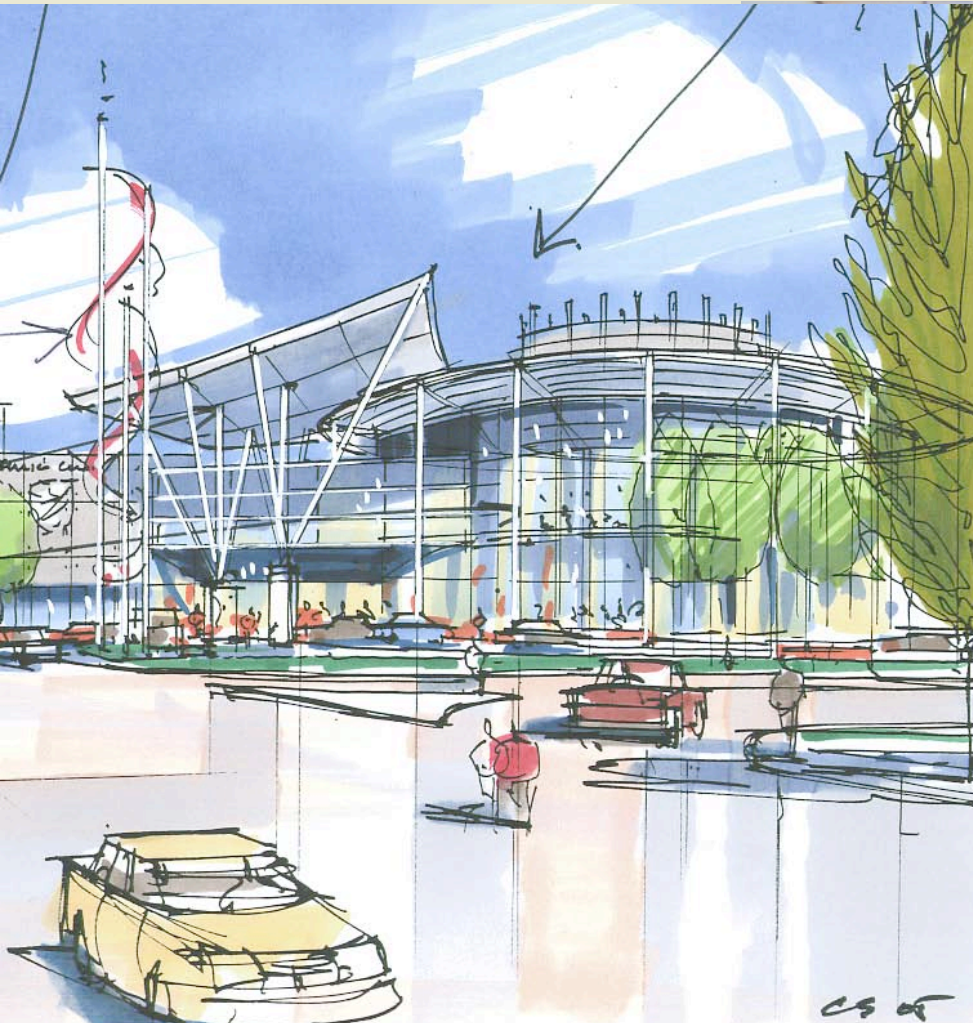
Civic Precinct



- *Arts and Cultural Centre as entry focal point and orientation for the downtown*
- *New Langley museum of "Innovation"*
- *New Parkade and easy pedestrian connection to city centre*
- *Strengthen civic function through greater visibility and concentration of facilities*

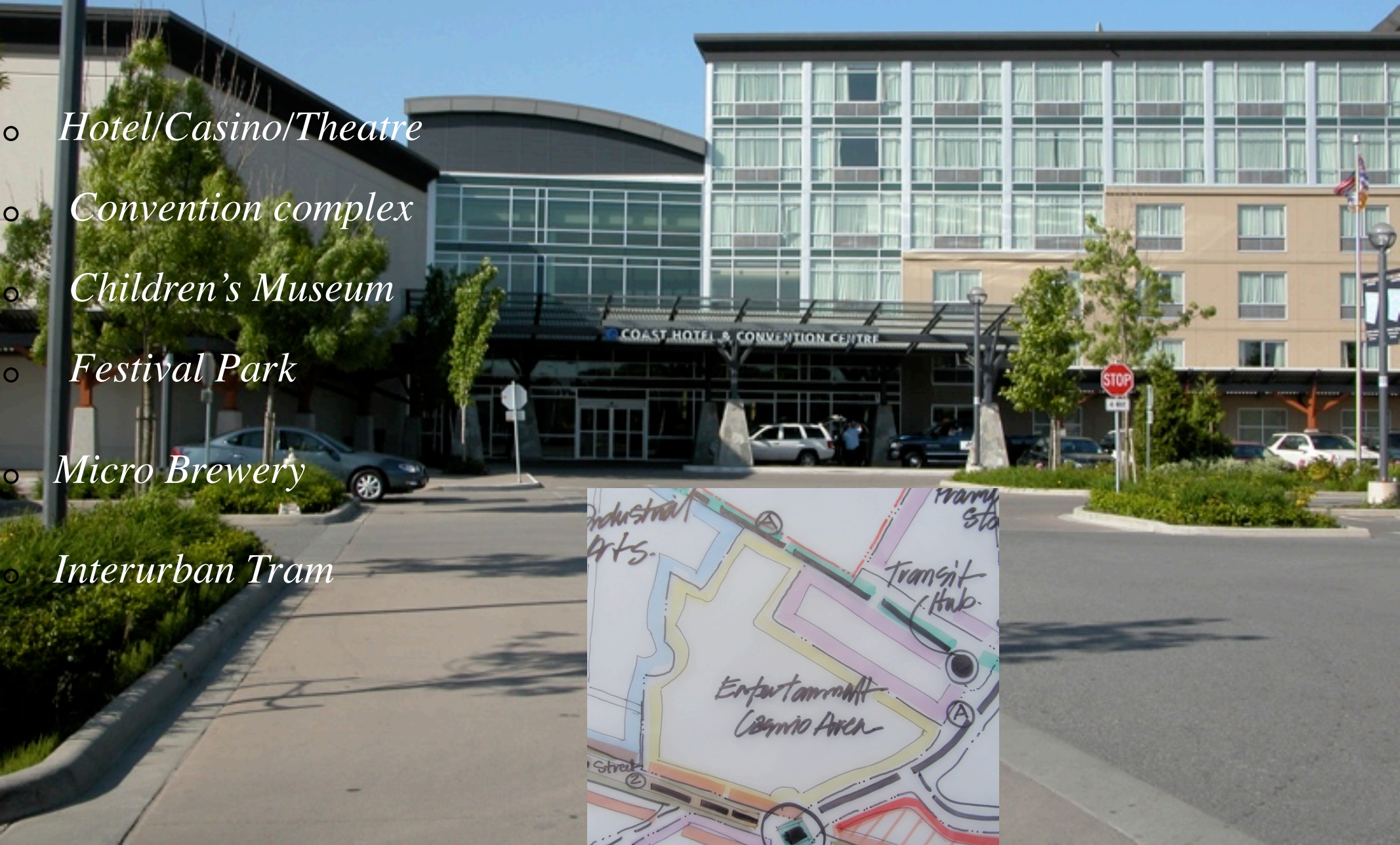


Civic Precinct

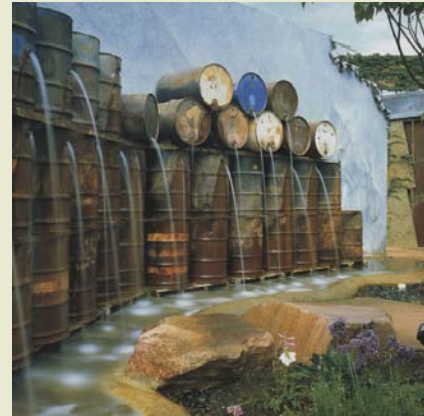


Entertainment District

- *Hotel/Casino/Theatre*
- *Convention complex*
- *Children's Museum*
- *Festival Park*
- *Micro Brewery*
- *Interurban Tram*

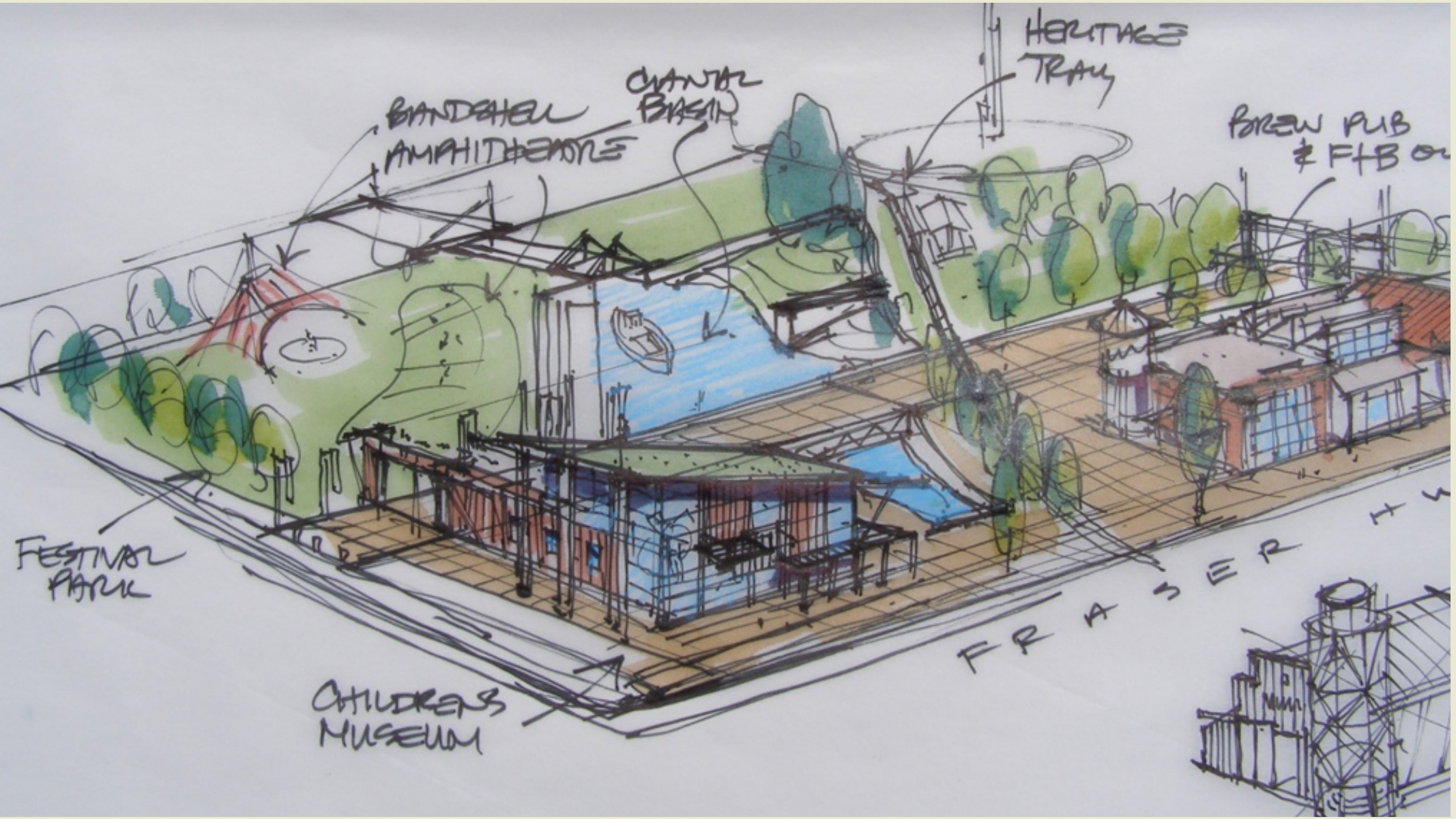


Festival Park



Entertainment District

Children's Museum



Entertainment District

Micro Brewery



Industrial Alley



- *Childrens' museum anchor*
- *Industrial Arts & custom fabrication; artisans*
- *Stormwater canal*
- *Incubator Business*



Industrial Alley

- *Industrial Arts & custom fabrication; artisans*
- *Stormwater canal*
- *Incubator Business*



Industrial Alley



Westgate Boulevard

- o *Extending The Core along Fraser Hwy. 201A to 204th*

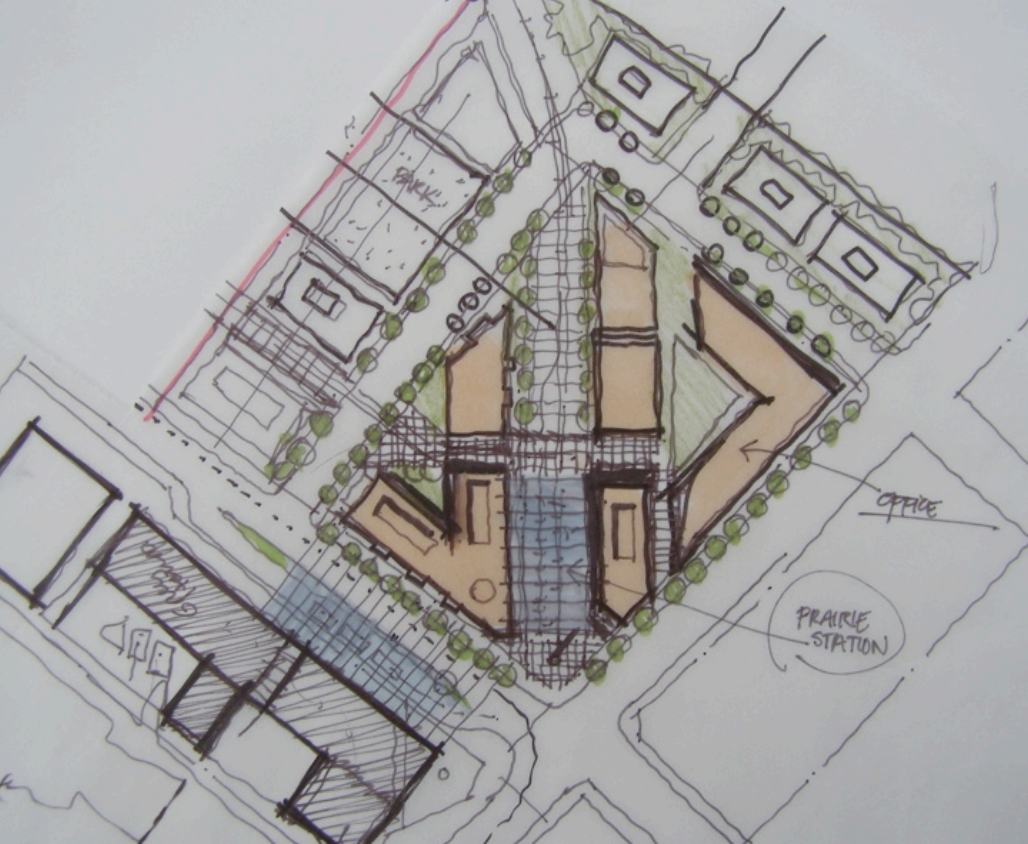


Transit Hub

- *Prairie Station - regional commuter train*
- *Greyhound Bus Terminal - move to redeveloped Rainbow Mall*
- *Local Bus Hub*
- *Bike Valet*
- *Interurban Shuttle*



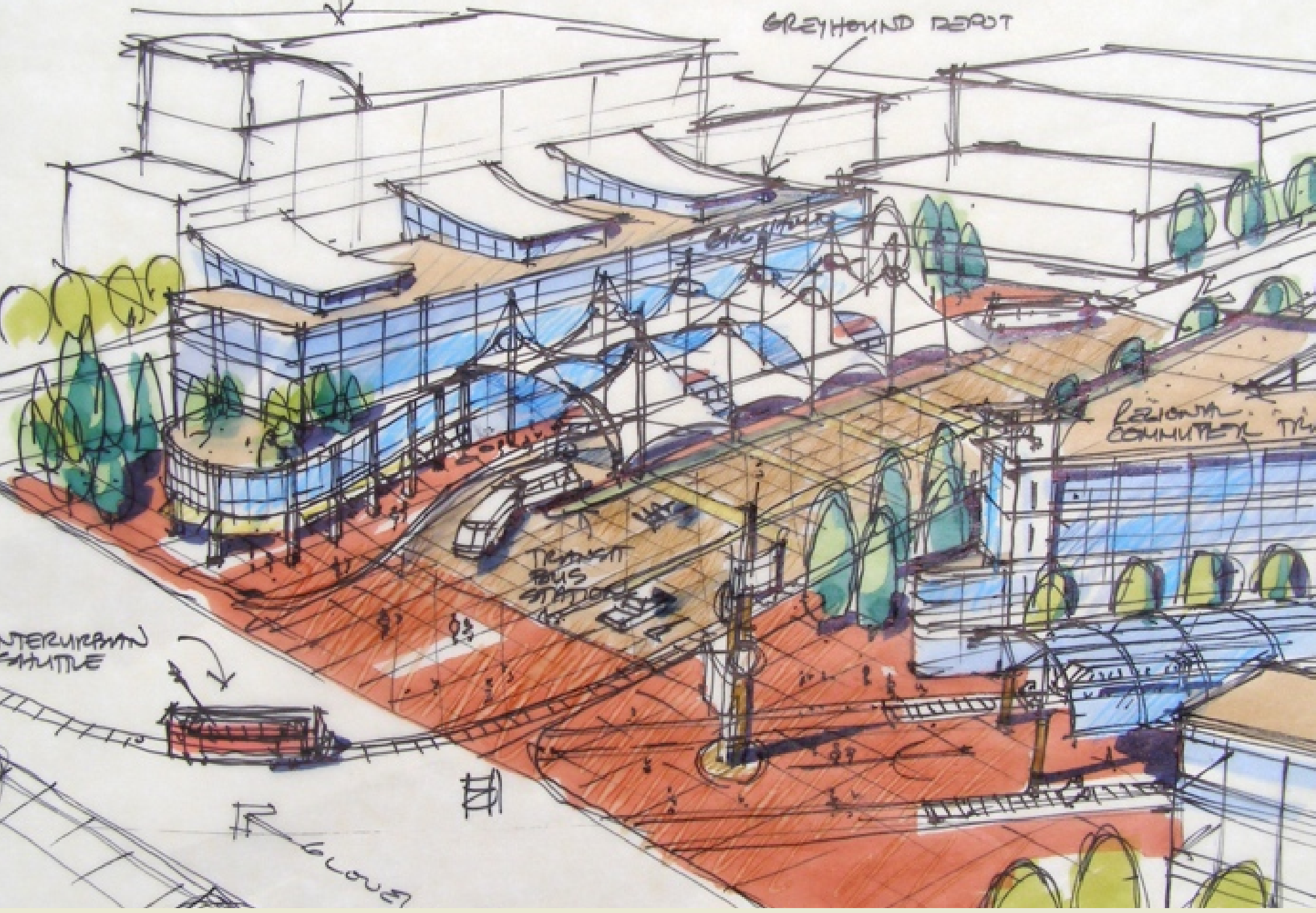
Transit Hub



Prairie Station

CASINO SITE

GREYHOUND DEPOT



METROPOLITAN SHUTTLE

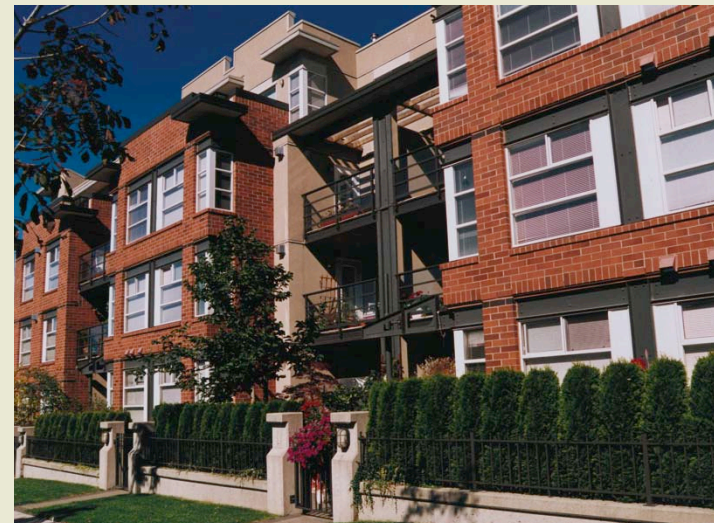
TRANSIT BUS STATION

REGIONAL COMMUTER TRAIN

BLVD



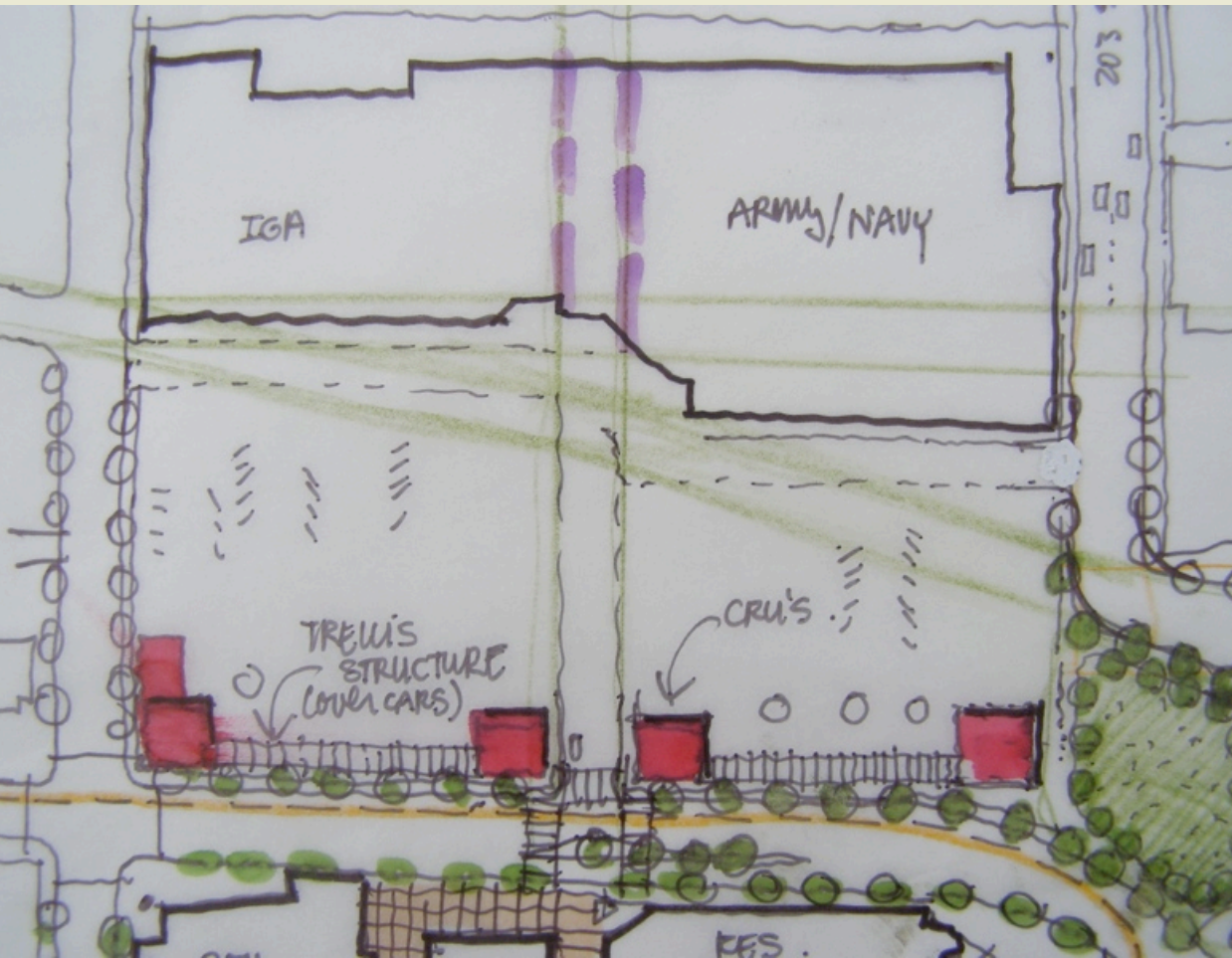
Park Avenue





Transition Areas

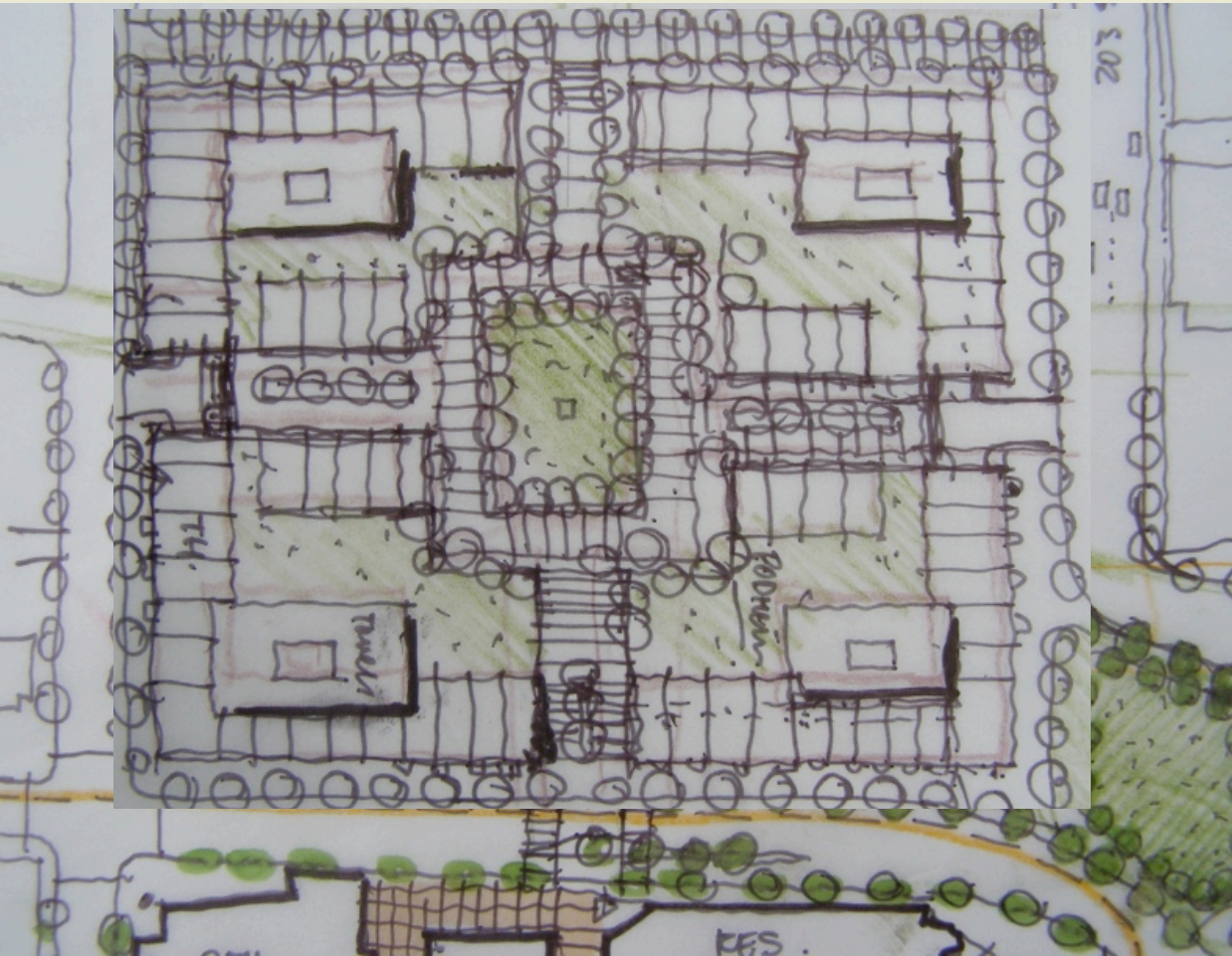
- *Langley Shopping Mall*





Transition Areas

- *Langley Shopping Mall*



Transition Areas

- *Interurban Tram stop*



Action Plan



- *BIA marketing strategy to rebrand and market the “core” as a unique and special street*
- *Marketing package to attract developers*
- *Use special revenue sources and sponsors to fund civic improvements “special district fund”*
- *Establish partnerships with Provincial and Federal funding sources*
- *Use Incubator Business firms - Western Economic Diversification to help start up Industrial Arts Alley*
- *City to acquire property to set the stage for appropriate future development*
- *Detailed assessment for infrastructure upgrade requirements*
- *Implementation plan - detailed phasing and costing of Capital Projects and Public Improvements (short, medium and long term)*
- *Langley Development Corporation*